

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**

MEETING MINUTES

Date: March 25, 2010

Meeting No: 110

Project: Anderson Auto Site Redevelopment
(25th Street Station)

Phase: Master Plan

Location: Maryland/25th/Howard/24th Streets Vicinity

PRESENTATION:

Donald Kann of Kann Partners, Architects, reviewed the changes to the proposed project since the last meeting. The new design primarily addresses the following elements:

- Further development of the 25th Street edge including a corner pylon element with fencing which more strongly marks the corner of Howard and 25th Streets. A semicircular entrance element further announces the main 25th Street auto and pedestrian entrance;
- Elimination of the parking garage ramp along Howard Street on the “East Site” and incorporating the ramp within the garage structure itself;
- Alternative orientation studies for the big box retail building mass on the “West Site”;
- Changes to the layout in the area of Sisson Street and 24th Street including the relocation of sidewalks/crosswalks and the main stair connecting 24th Street with the top parking garage level.

Landscape plans were also presented by Jennifer Leonard of STV Inc. that illustrated major street tree planting (even on the opposite side of 24th Street) as well as trees planted in raised planters above the parking garage on the West Site.

COMMENTS OF THE PANEL:

The Panel complimented the designers on their thoughtful response and welcomed many of the changes while offering the following additional comments:

- A. ***Edge conditions of the project along 25th/Huntington*** – Many of the panel members expressed their support for an actual building mass at the corner of Howard and 25th Street and suggested that future plans might accommodate such a move. There was also concern about the proximity of the two 25th/Huntington Street auto entrances west of Howard Street. However, all agreed that the currently proposed changes in this area represents a stronger direction than previously envisioned;
- B. ***The relocated garage ramp on the East Site*** – There was unanimous support for incorporating the ramp within the garage itself. However more attention should be focused on the resulting edge conditions along the Howard Street parking lot to

create a stronger edge condition and block the view of cars and car headlights from the street;

- C. ***The importance of the pedestrian promenade along the edge of Walmart from 25th Street*** – The Panel felt that this major West Site pedestrian promenade needed more development including additional landscape definition, possible daylight penetration to the lower level and more activation at the terminal plaza/terrace nearer to the Lowe’s Garden Shop and the 24th Street edge of the project. It was suggested that the connecting garage stair be returned to that area to provide additional purpose to this space. It was also strongly suggested that windows onto this area from Walmart would be a security improvement since the plaza/terrace might otherwise feel like a left over “no mans land”. In a somewhat related manner, it was suggested that the north wall of Walmart facing 25th Street/Huntington Ave should have some type of landscape treatment.
- D. ***The “Church building”*** – There was mixed reaction by the Panel regarding the design team’s inability to successfully incorporate the existing former 24th Street church into the project. All of the panelists liked the idea of creating a structure of appropriate scale and presence in this location to interface with the neighboring homes. The Panel encouraged the development team to continue to look for ways to address the neighborhood’s concern in this regard.

PANEL ACTION:

The Master Plan was approved with the above comments.

Attending: Donald Kann, Shaw Rahman, Adam Podbielski – Kann Partners
Tony Corteal, Jennifer Leonard, Susan Williams, Anna Owen – STV, Inc.
Jon Laria - Ballard Spahr
Rich Kaminski - Medfield - 7th District
Mike Birkland - Bowman Consulting
Matthew Compton - CVCA
Judith Kunst - GRIA
Kara Kunst - Baltimore City of Baltimore
Valerie Eickelberger - Whiting-Turner
Joan Floyd - RNA
Johns Hopkins - Baltimore Heritage
Emily Eig - UDARP
Jay Brodie, Leon Pinkett – BDC

Messrs. Bowden, Britt, Cameron, Ramberg – Panel
Tom Stosur, Gary Cole, Gary Letteron, Lisa Morris, Alex Hoffman,
Wolde Ararsa, Will Doane, Anthony Cataldo - Planning

Note - Send copy to John Dean, area business owner.